

170.A

0005

0060.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

623,300 / 623,300

USE VALUE:

623,300 / 623,300

ASSESSED:

623,300 / 623,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: WELLINS JO

Owner 2:

Owner 3:

Street 1: 60 PAUL REVERE RD UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TREPLER JOHNNY -

Owner 2: -

Street 1: 60 PAUL REVERE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1572 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

Code Fact Fact PriceUnits Type Type Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code

102 Condo 0 Sq. Ft. Site 0 0. 0.00 8134

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					311684	
102	0.000	620,800	2,500		623,300					GIS Ref	
										GIS Ref	
										Insp Date	
										09/24/18	

PREVIOUS ASSESSMENT							Parcel ID			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	620,800	2500	.		623,300		Year end	12/23/2021	!15764!	
2021	102	FV	602,700	2500	.		605,200		Year End Roll	12/10/2020		
2020	102	FV	593,700	2500	.		596,200	596,200	Year End Roll	12/18/2019		
2019	102	FV	556,600	2500	.		559,100	559,100	Year End Roll	1/3/2019		
2018	102	FV	492,900	2500	.		495,400	495,400	Year End Roll	12/20/2017		
2017	102	FV	449,900	2500	.		452,400	452,400	Year End Roll	1/3/2017		
2016	102	FV	449,900	2500	.		452,400	452,400	Year End	1/4/2016		
2015	102	FV	416,100	2500	.		418,600	418,600	Year End Roll	12/11/2014		

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
TREPLER JOHNNY,	52198-574		2/6/2009		414,000	No	No					

BUILDING PERMITS							ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/24/2018											DGM	D Mann
5/4/2010											BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____



EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1A - 1 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 2
	Baths: 1	HB

UnSketched SubAreas:
GLA: 1572,

Sum Area By Label :

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	

Floor:	M - Multi-Level
% Own:	48.61000000

Name:	
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DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.31793892
Const Adj.:	0.98980200
Adj \$ / SQ:	397.872
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	843546
Depreciation:	222696
Depreciated Total:	620800

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 477.45
Special Features:	0	Val/Su Net: 394.91
Final Total:	620800	Val/Su SzAd 394.91

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS**PARCEL ID**

170.A-0005-0060.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	F	FR	1924	24.75	T	50	102			2,500			2,500

More: N

Total Yard Items: 2,500

Total Special Features:

Total: 2,500

SKETCH**IMAGE**

AssessPro Patriot Properties, Inc

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	1,572	397.870	625,455						
Size Ad	1572	Gross Area	1572	FinArea	1572					

Net Sketched Area: 1,572

Total: 625,455